

An aerial photograph of a large, scenic property. The property features a large, winding lake with a wooden dock extending into the water. The surrounding area is densely forested with tall pine trees. In the center-right of the image, there is a large, multi-story lodge with a white roof and several smaller outbuildings. A dirt road winds through the property, and a small boat is visible in the lake.

# WHITewater CREEK HIGH FENCE

1,341 ± Acres • High-Fenced Lodge & Outdoor Retreat • Taylor County, GA

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# Property Overview



**Sale Price**

**\$9,150,000**

## PROPERTY OVERVIEW

Located in the rolling Sandhills of Central Georgia is a trophy managed deer hunting paradise with spectacular improvements and functionality. The property was developed by the current owner for superior hunting and ultimate relaxation. The property features 7 miles of high fence built to protect the intensively managed whitetail deer herd. There are also 10 acres of stocked bass ponds located next to the 5,000 square foot main lodge facility. The habitat varies from spring fed hardwood creek bottoms to rolling, pine covered hills with scattered alfalfa fields planted for deer nutrition. There is also a conservation easement held by the National Wild Turkey Federation intended to help promote a healthy population of wild turkey in the Sandhills region. The infrastructure has been extensively developed to include a well established road system, shop facility, bulk feed silos and all of the equipment needed to run such an operation. There are numerous box stands, protein feeders and large food plots established throughout the property. The improvements also include a four bedroom guest house and six bedroom manager home to compliment the five bedroom main lodge facility. The expansive porches of the main lodge and guest home provide a spectacular hilltop view of the ponds and timber. This beautiful, rolling landscape recently attracted an exclusive golf course developer to construct the Fall Line Golf Club next door to the subject property. With such an elite level of golf right next door, you could not hardly replicate this property anywhere else in the world.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>1,341 Acres</b>
Price / Acre:	\$6,823
City:	Mauk
County:	Taylor
Property Type:	Timber/Rec



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
Uplands / Wetlands:	94% Uplands
Soil Types:	Lakeland Sand & Cowarts Loamy Sand
Zoning / FLU:	AG
Lake Frontage / Water Features:	Two stocked bass ponds. Several miles of creek frontage.
Road Frontage:	2 miles of frontage on HWY 137
Nearest Point of Interest:	9 miles to Butler GA 49 miles to Columbus GA 56 miles to Macon GA 101 miles to Atlanta GA 131 miles to Montgomery AL
Fencing:	7 miles of high fence
Current Use:	Trophy deer hunting
Structures & Year Built:	5000 SF Main Lodge [1993] 2224 SF Guest House [1994] 2442 SF Manager Home [1992] 5152 SF Shop [2010]





## LOCATION & DRIVING DIRECTIONS

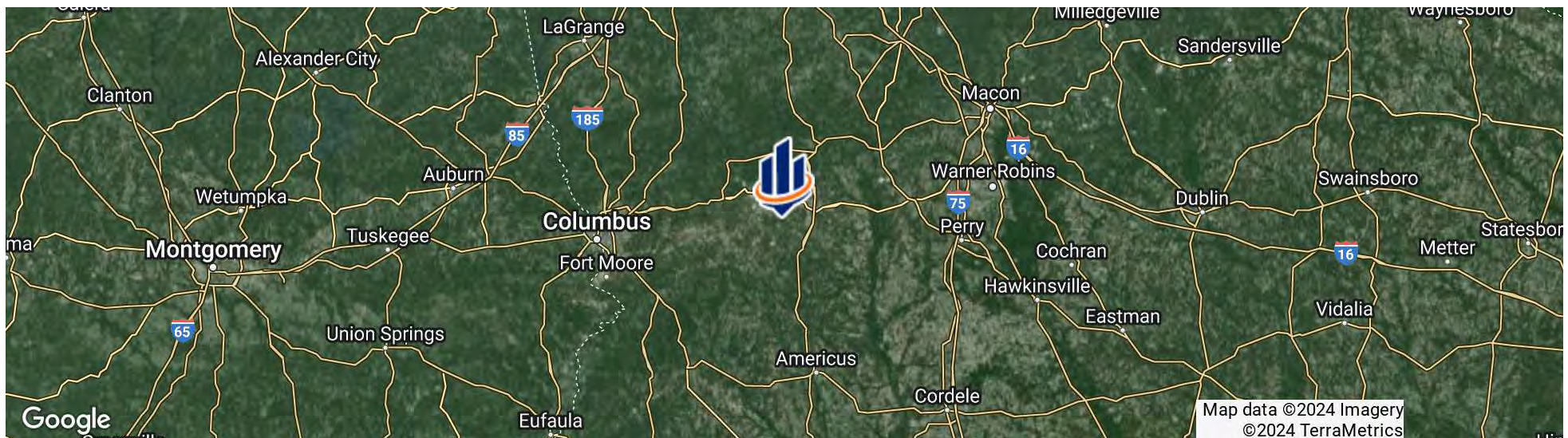
Parcel: 019 010 & 020 007 B

GPS: 32.5047061, -84.3423667

Driving Directions:

- From Butler head south on GA-137
- Property is approximately 7 miles down on the right

Showing Instructions: Contact Bryant Peace









# Main Lodge



# Guest House



# Manager Home



# Additional Property Photos





## **BRYANT PEACE, ALC**

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### **PROFESSIONAL BACKGROUND**

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

B.S. Georgia Southern University

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## PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

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